170.0	0005	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	810,500 /	810,500
					USE VALUE:	810,500 /	810,500
					ASSESSED:	810,500 /	810,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LINNANE CHRISTOPHER W &
Owner 2:	LINNANE JACLYNN B
Owner 3:	
Street 1:	58 PAUL REVERE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GLS REAL ESTATE SOLUTIONS LLC -
Owner 2:	-
Street 1:	44 BRENT STREET
Twn/City:	BOSTON
St/Prov:	MA Cntry:
Postal:	02124

NARRATIVE DESCRIPTION

This parcel contains 5,100 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1906, having primarily Wood Shingle Exterior and 2218 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5100.000	409,400		401,100	810,500
Total Card	0.117	409,400		401,100	810,500
Total Parcel	0.117	409,400		401,100	810,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.44 | /Parcel: 365.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	112782
GIS Ref	
GIS Ref	
Insp Date	05/18/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 170.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	409,400	0	5,100.	401,100	810,500	810,500	Year End Roll	12/18/2019
2019	101	FV	299,400	0	5,100.	395,400	694,800	694,800	Year End Roll	1/3/2019
2018	101	FV	299,400	0	5,100.	303,700	603,100	603,100	Year End Roll	12/20/2017
2017	101	FV	299,400	0	5,100.	286,500	585,900	585,900	Year End Roll	1/3/2017
2016	101	FV	289,400	0	5,100.	263,600	553,000	553,000	Year End	1/4/2016
2015	101	FV	221,900	0	5,100.	246,400	468,300	468,300	Year End Roll	12/11/2014
2014	101	FV	221,900	0	5,100.	226,900	448,800	448,800	Year End Roll	12/16/2013
2013	101	FV	221,900	0	5,100.	226,900	448,800	448,800		12/13/2012

!13149!

PRINT

Date	Time
12/11/20	03:09:01

LAST REV

Date	Time
08/25/16	18:05:20
apro	
13149	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLS REAL ESTATE	65587-554		6/22/2015		755,700	No	No		
FANNIE MAE,	64417-261		10/27/2014	Bank Sale	538,000	No	No		
WONG VIRAT,	64099-120		8/19/2014	Forclosure	520,725	No	No		
CROCKETT CARLET	34543-150		1/10/2002		380,000	No	No		
	16669-196		12/1/1985		170,000	No	No		Y

USER DEFINED

Prior Id # 1:	112782
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2014	1510	Redo Kit	37,475					Renovate kitchen a
1/23/2002	35	Redo Bat	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2016	Measured	PT	Paul T
6/10/2015	Permit Insp	PC	PHIL C
10/17/2008	Measured	197	PATRIOT
3/30/2002	MLS	MM	Mary M
5/2/2000	Inspected	276	PATRIOT
12/8/1999	Measured	263	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5100		Sq. Ft.	Site		0	70.	1.12	6									401,100						401,100	

Total AC/HA:	0.11708	Total SF/SM:	5100	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	401,100	Spl Credit		Total:	401,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1906	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18653548
Const Adj.:	0.99890012
Adj $ / SQ:	154.080
Other Features:	105778
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458914
Depreciation:	49563
Depreciated Total:	409352

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

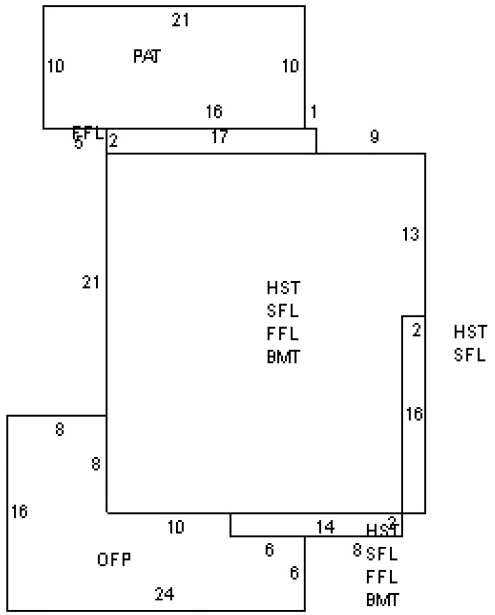
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	154.08
Special Features:	0	Val/Su Net:	129.52
Final Total:	409400	Val/Su SzAd	209.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	784	154.080	120,799
SFL	Second Floor	782	154.080	120,491
BMT	Basement	750	63.330	47,495
HST	Half Story	391	147.920	57,835
OFP	Open Porch	244	23.240	5,670
PAT	Patio	210	4.030	847

Net Sketched Area:	3,161			Total:	353,137
Size Ad	1957	Gross Are	3552	FinArea	2218

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	G	
HST	100	UNF	10	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

170.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	